



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Text

File #: SO2018-8021, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 District symbols and indications as shown on Map No. 1 -H in the area bounded by

West Huron Street;

A line 264 feet west of and parallel to north Levitt Street; the alley next south of and parallel to west Huron Street; And a line 288 feet west of and parallel to north Levitt Street.

to those of the RT-4 District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication. •

Common Address of Property: 2229 West Huron Street, Chicago, Illinois

FINAL FOR PUBLICATION

TYPE 1 REZONING

SUBSTITUTE NARRATIVE AND PLANS

The owner and applicant of 2229 West Huron intends the demolition of an existing 2-story, 2 dwelling unit residential building. The subject property is approximately 128 years old, and does not include a basement. Owner proposes a rezoning from the RS-3 district to the RT-4 district to provide sufficient height and floor area to permit a new 3-story, 2 dwelling unit residential building. The proposed new building will not require any zoning variations or special use permits.

Lot Area Per Unit: Off-Street Parking: Setbacks:

Proposed Land Use: 3 story, 2 dwelling unit residential building, replacing existing 2 flat. Floor Area

Ratio: 1.09

1,488 sf

One (1) space per unit (two-flat)

Front: 5 feet 10.8 inches (*)

Side: 3 feet (east)

Side: 2 feet (west)

Rear: 59 feet 1.2 inches

Building Height: 32 feet 6 inches to the bottom of the highest ceiling joists (excluding the rooftop stairwell doorway).

(*) The proposed front setback will require relief in the form of an Administrative Adjustment. One (1) adjacent neighbor has asked the Applicant to apply for an Administrative Adjustment to reduce the front setback by 2 feet, to 5 feet 10.8 inches (5.9 feet). In the event the Administrative Adjustment is denied, the front setback will be limited to 7 feet 10.8 inches (7.9 feet).

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